

**Town of Foxborough
Conservation Commission Minutes
October 7, 2013**

Members Present: Robert Boette (Chair), Allan Curtis (Vice Chair), Eric Nelson (Clerk), James Marsh, Judith Johnson and Valerie Marshall

Members Absent: Douglas Davis

Staff Present: Jane Sears Pierce, Conservation Manager, and Lee Ann Tavares, Secretary

Others Present: See attached sign-in sheet

Meeting Opened

Bob Boette opened the meeting, held in the Public Safety Building's McGinty Room, at 7:00 p.m.

Conservation Rental Properties Update

120 Spring Street and 89 North Street - Jane presented the quotes for the work needed at 120 Spring Street and 89 North Street. She also had pricing for the appliances that are needed at 120 Spring Street. She reported that she had talked to the Finance Director, who located \$7,000 in the Town Hall building maintenance fund and \$2,000 in the Conservation Fund to pay for the necessary repair work. The Hersey Farm lease fund of \$5,805, which was for amending the agricultural property's soils, was mentioned as a possible funding source, as well as the Richard Madden fund, which has \$630. Jane will find out what this fund is for and see if it can be used. It was noted that next fiscal year's budget (FY15) will need to include funds for maintaining the two rental properties.

The required electrical repairs at 89 North Street could be very expensive. Jane had decided not to have Anderson Electric perform the work, since closer inspection of their quote revealed that it would amount to around \$20,000. Jane had spoken to another electrician (Carl Webber, Webber Electric) who thought the work could be done gradually, eventually costing up to around \$10,000.

Moving the tenants from 89 North Street to Spring Street was discussed. Currently, Bill Casbarra could condemn the 89 North Street house if the knob and tube wiring was not immediately replaced. Allan was concerned that the tenants, who had signed the lease and moved into the house in good faith, might sue the town if told to vacate the house. Also, if they did move out of the house, it would probably never get repaired and be lost, like the houses at 87 North Street and 10 Fairbanks Road. Another concern was the cost of relocating the tenants. Jim stated that their lease gave the tenants a "warrantee of habitability." Jane reported that the leak in the roof had been temporarily patched. Judi, indicating that the house needed more work, wanted to take care of the immediate crisis situation first (i.e. electrical). The Commission instructed Jane to ask Webber Electric to begin electrical repairs at 89 North Street to allow the tenants to remain in the house.

Al stated that they needed to have 120 Spring Street rented as soon as possible, adding that he would donate money to the Conservation Fund, so that appliances could be purchased for the house. Jane thanked him and advised that the donation would need to be approved by the Board of Selectmen.

Motion was made by Valerie Marshall to approve the use of \$1,200 from the Conservation Fund for the purchase of appliances for 120 Spring Street; seconded by Allan Curtis. **Vote: 6:0:0**

Motion was made by Valerie Marshall to approach the Town Manager to ask him to pay for the electrical repairs at 89 North Street, using \$7,000 from the town hall building maintenance fund, as discussed with the Finance Director, to cover the costs; seconded by Allan Curtis. **Vote: 6:0:0**

Jane informed the Commission that she was also looking into the cost of replacing 120 Spring Street's bedrooms' and second floor hallway carpeting with the same carpets that were being installed in the Town Hall's conference room. She also informed the Commission that the toilets at 89 North Street had been running, resulting in a huge water bill of around \$650.

87 North Street House; Proposed Demolition - Since Mr. Lane's son had advised the Commission that his father would object to burning the house down, Judi suggested that the Foxborough Junior Firefighters might want to train/burn the house at 10 Fairbanks Road instead of 87 North Street. Judi advised that the proposed demolition of 87 North Street was being reviewed by the Historical Commission, who had 60 days to gather information and respond. She stated that she was very sorry that the Town did not have the funds to save this house.

Meeting Schedule

The Commission will be attending a Conservation Subdivision Workshop with the Planning Board on Monday October 21. The Commission's next public meeting will be on October 28th in the Public Safety Building's McGinty Room. The previously scheduled November 4 meeting had to be cancelled, since a Special Town Meeting was scheduled for that date. The Commission revised their meetings for the remainder of 2013 to be on November 18 and December 2, 16 and 30.

Article IX Regulations, Continued Hearing

Jane presented the draft definitions for the Commission's review. All definitions were discussed and changes made. Jim indicated that he would add a grandfathering clause.

Motion was made by Valerie Marshall to approve and adopt the Foxborough Wetlands and Groundwater Protection Regulations (Article IX) with changes as discussed; seconded by Jim Marsh. **Vote: 6-0-0**

Motion was made by Eric Nelson to continue the hearing for the Article IX Regulations; seconded by Jim Marsh. **Vote: 6-0-0**

Allan Curtis left the meeting.

April 8, 2013 Minutes

Motion was made by Eric Nelson to accept the April 8, 2013 meeting minutes as amended; seconded by Judi Johnson. **Vote: 4-0-1** (Valerie Marshall did not attend this meeting).

May 20, 2013 Minutes

Motion was made by Eric Nelson to accept the May 20, 2013 meeting minutes as amended; seconded by Judi Johnson. **Vote: 5-0-0**

Meeting Adjourned

Motion was made by Eric Nelson to adjourn; seconded by Jim Marsh. **Vote: 5-0-0**

The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Eric Nelson, Clerk

Draft minutes submitted by Lee Ann Tavares: 10/16/13

Reviewed by Jane Sears Pierce: 1/15/14

Approved by Commission: 1/27/14

Documents, Not Referenced Above

Attached Documents:

1. Agenda, October 7, 2013
2. Meeting Sign In Sheet

Location of Other Documents:

3. Manager's Report, filed in Manager's Report binder in Conservation Commission's office.
4. Referenced projects' documents: please see Conservation Commission's project file